

**Regular Meeting  
of the  
Planning, Zoning and Housing Committee (PZH)  
of the  
Representative Town Meeting (RTM)**

**Minutes**

Date January 10, 2011  
Time: On or around 7:35 PM  
Place: Room 119, Darien Town Hall  
Present: Elizabeth Bacon (EB), Carolyn Bayne (CB), John Bishko (JB), MariLu Cleary (MC), Diane Conologue (DC), Dana Fead (DF), Norm Guimond (NG), Joanne Hennessy (JH) (Vice Chair), Marty Magida (MM), Jeff Marston (JM), Cece Miller (CM), Mary Ness (MN), John VanderKieft (JV) (Chair), Rob Young (RY) (Clerk)  
Absent: Ted Hawkins (TH), Steve Olvany (SO), John Sini (JS)

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Meeting called to order by JV.

Minutes of 9/22/10, 9/28/10, 10/13/10, 10/25/10, & 11/22/10 were approved.

JV said that tonight, the PZH program will be discussing and possibly taking action on the proposed Darien Housing Authority (DHA) tax abatement Memorandum of Agreement (MOA) scheduled to come before the RTM.

JV said that JH had been doing most of the research of the MOA, and turned the floor over to JH for presentation.

JH reported to that the final MOA was not ready for a vote this evening. JH presented changes to the MOA based on discussions she had with people including among others, Town Officials, Town Counsel and DHA members. JH asked the committee to review the proposed MOA with changes and to offer any additions, deletions or changes so that she may get a "sense of the meeting" back to the appropriate people in time for their review, approval and incorporation into the final MOA to be voted on by the committee, BOF and F & B and to be presented to the RTM.

Discussion ensued among the committee members present regarding the MOA and changes, with DHA members and other guests present to answer questions and offer opinion. Discussion narrowed to two main topics:

- When should the Town begin collecting graduated taxes from DHA
- How long should the MOA last

Discussion varied among PZH members present. The "sense of the meeting" of the PZH on the two main topics was:

- Graduated taxes should start to be collected at the legal completion of "Phase One" of the Connecticut Housing Finance Authority (CHFA) financed DHA affordable housing development, and at the legal completion of "Phase Two" of the same.
- The MOA should terminate at the end of twelve years after its legal commencement.

Jenny Schwartz and Joe Warren of the DHA were present at the meeting. They participated actively in the discussion and said they could live with the changes as discussed, and then thanked us for our work.

PZH members present agreed to a Special Meeting on Tuesday, January 18, 2011 at 7:30 to vote on the MOA.

The meeting was adjourned on or around 9:20 PM.

Robert Young, Clerk